

APPROVED MINUTES APRIL 6, 2005
CITY OF GUNNISON - PLANNING & ZONING COMMISSION
SPECIAL MEETING

rev. 4/25/05

MEMBERS	PRESENT	ABSENT	EXCUSED
DIANE LOTHAMER, CHAIR	X		
HARVEY HARRIMAN – VICE CHAIR	X		
JIM SEITZ	X		
BOB BEDA	X		
KURT SCHRAM	X		
JONATHAN HOUCK	X		
COUNCILMEMBER THOMAS SMITS	X		

OTHERS PRESENT: COMMUNITY DEVELOPMENT DIRECTOR STEVEN WESTBAY, CITY PLANNER KIM ANTONUCCI, PLANNING TECHNICIAN ANDIE RUGGERA, CITY ATTORNEY ROD LANDWEHR, RICHARD KARAS, TL LIVERMORE, RALPH “BUTCH” CLARK, ELLEN HARRIMAN, PAT VENTURO, TOM PULASKI, JANI WEDMORE PULASKI, SUSAN CHRISTENSON, DON AND MARGARET MCLEOD, NARCISSA CHANNELL, VIKKI ROACH ARCHULETA, CELESTE HELMINSKI AND OTHER CONCERNED CITIZENS.

- I. CALL TO ORDER AT 7:00 BY CHAIR LOTHAMER
- II. PLEDGE OF ALLEGIANCE TO THE FLAG
- III. PUBLIC HEARING ON AMENDMENTS TO CHAPTER 15, ARTICLE 040, SECTION 15.040.010 (DEFINITIONS); CHAPTER 15, ARTICLE 080, SECTION 15.080.030 (OFF STREET PARKING REQUIRED) AND SECTION 15.080.040 (DESIGN STANDARDS FOR PARKING AREAS); CHAPTER 15, ARTICLE 110, SECTION 020,(ROAD AND SIDEWALK STANDARDS); CHAPTER 15, ARTICLE 120, SECTION 5.120.010(STAGES OF THE DEVELOPMENT REVIEW PROCESS) AND SECTION 15.120.050 (PROVISIONS FOR PUBLIC NOTICE); AND ENACTS CHAPTER 15 , ARTICLE 180 (DESIGN REVIEW) AND ARTICLE 190 (LARGE RETAIL DEVELOPMENT DESIGN STANDARDS) OF THE CITY CODE OF THE CITY OF GUNNISON

Chair Lothamer opened the public hearing at approximately 7:00p.m.

Proof of publication was shown for the record.

Director Westbay gave an overview of the text amendment. Westbay stated on July 29, 2004, the Planning and Zoning Commission recommended approval of a moratorium to prohibit the processing of development applications for large-scale retail establishments (greater than 50,000 square feet) for a six month period. On September 14, 2004 the City Council approved an ordinance (NO. 9, Series 2004) that enacted the six month moratorium. On March 8, 2005, the City Council approved an ordinance (Ordinance 2, Series 2005) extending the moratorium until June 30, 2005. Director Westbay stated the directions established by the moratorium ordinance are found in Finding C, Finding G, and Section 5. Westbay continued to outline the process the Commission and Staff had progressed to complete the tasks assigned and directed by City Council. Westbay mentioned there had been 25 meetings relating to large-scale retail establishments since October.

The following public comment was received:

TL Livermore – Chair of the GVCA, in support of the standards, stated he had attended all meetings regarding Big Box. He further stated he was impressed by the professionalism and attention given to detail. Mr. Livermore gave thanks for the time and effort involved and spoke in favor of the standards, stating the GVCA was very supportive of the guidelines and felt that they were not burdensome to a developer.

Richard Karas – 693 Sierra Vista Way, in support of the standards, commended everyone involved for their hard work, vision, and knowledge. He mentioned concern for abandoned buildings and the section of enforcement through a temporary certificate of occupancy. Mr. Karas felt the request from City Council for flexibility had been met with the inclusion of waivers and urged the Commission to recommend the standards to City Council. He stated the Commission and Staff had responded exactly as asked by City Council. Mr. Karas thanked the Commission and Steve for all of their hard work.

Ralph “Butch” Clark – 519 East Georgia, in support of the standards, wanted to echo the comments made by TL Livermore and Richard Karas. He stated he very much appreciated material provided and the good work of the Planning and Zoning Commission. Mr. Clark urged the Commission to consider and address the following:

- Change in approved uses could have negative effects;
- Development bonds need to be adjusted for inflation;
- Blowing dust during construction;
- Emergency egress for large buildings;
- Comprehensive plan provisions need to be updated to reflect factors associated with the design review standards;
- Light-rail connections for the future;
- Retail is changing and the way buildings are being used is also changing; and
- There should be amendments to review goals and objectives.

Narcissa Channel – 601 North Wisconsin, was in support of the design review standards, and stated she thought of Gunnison with pride for being pro-active in maintaining the character of the community.

Celeste Helminski, in support of the standards, stated she appreciated all the terrific work and would like to see the Design Standards in place.

Director Westbay and Chair Lothamer applauded the community members who attended the meetings and provided feedback.

The public hearing was closed at approximately 7:50 p.m.

Commissioner Harriman moved to recommend to City Council the adoption of the design standards regarding large-scale retail establishments with the amendments made and subject to minor punctuation review. Commissioner Houck seconded the motion.

Roll Call Yes: Seitz, Beda, Lothamer, Schram, Houck, and Harriman

Roll Call No: None

Recuse: Smits

Motion Carried

IV. UNSCHEDULED CITIZENS

TL Livermore wanted to make sure that when the recommendation was sent to Council it would be noted that no one was against the design standards.

V. COUNCIL UPDATE

Councilmember Smits gave an update of the City Council work session on April 5, 2005.

VI. ADJOURNED at approximately 8:10 p.m.

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary